

Application Number: 24/10709 Full Planning Permission
Site: THE LAURELS, BEAULIEU ROAD, DIBDEN PURLIEU,
HYTHE SO45 4JJ
Development: Demolish existing garage to the rear and replace with an
annex with shared facilities with the main building.
Applicant: Ms. Godden
Agent: Extension Design Building Plans Ltd
Target Date: 03/10/2024
Case Officer: Julie Parry
Officer Recommendation: Grant Subject to Conditions
**Reason for Referral
to Committee:** Contrary to Parish Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Street scene and local character
- 2) Use of the annex as ancillary accommodation
- 3) Landscape impact and trees
- 4) Parking
- 5) Residential amenity
- 6) Ecology

2 SITE DESCRIPTION

The application site is within Dibden Purlieu built up area and is set back from the Beaulieu Road with a wide verge between. Positioned on the corner with Woodgreen Close the semi-detached dwelling is traditional in style and the site is enclosed with high hedges. Towards the rear of the site vehicle access is obtained from Woodgreen Close which leads to a parking area and two garages. There are large trees at the entrance to the site along with a row of fir trees on the south east boundary.

3 PROPOSED DEVELOPMENT

The proposal is to remove the existing garages and to construct a detached annex at the far end of the rear garden. The annex would include residential accommodation for a family member to be used in conjunction with the main dwelling. Additional parking by laying gravel would be provided.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
79/NFDC/14808 Erection of an additional garage (attached to existing).	19/11/1979	Granted Subject to Conditions	Decided	

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Hythe and Dibden Neighbourhood Plan

Policy D1 All new development will be required to seek exemplary standards of design and architecture.

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: PAR 4: Recommend REFUSAL. If the comment by Council is against the Planning Officer recommendation, the application is likely to be considered at full Planning Committee.

The Committee has concerns as the proposal could be overdevelopment of the site and the resultant impact on the character and appearance on the area. The removal of the trees could impact the neighbouring residents due to a loss of privacy.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Tree Team:
No objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

3 letters of objection and 1 letter of support;

Objections

- Use of the building as a holiday let which would result in increased traffic and noise along with changing the character from short term rentals.
- Landscape changes from the loss of the trees and biodiversity
- Impact on stability of rear fencing
- Scale and mass of building is too big
- Impact on street scene from height of building
- Solar panels will be visible from neighbouring properties.
- Too far from main dwelling
- Impact on neighbour amenity in terms of their outlook and privacy

Support

- The building would be low height and being timber clad would blend into surroundings
- Used as a "granny annex" it would not cause extra traffic or noise.

10 PLANNING ASSESSMENT

Principle of Development

As the site is located in the built-up area the principle of the development is acceptable, subject to the consideration of other relevant considerations as set out below

Street scene and local character

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Policy D1 of the Hythe and Dibden Neighbourhood Plan. All new development will be required to seek exemplary standards of design and architecture.

Within the area there are a mixture of styles of properties and many of these benefit from detached outbuildings. The proposed annex would be positioned to the rear of a large garden and with a modest height would sit comfortably at the rear of the site and be subservient to the main two storey dwelling to which it would serve. Given the size of the site and the retained garden area the proposal is not considered to overdevelop the site.. Being finished in timber cladding with a tiled roof the building would be an acceptable in appearance which would not be out of keeping in this location. The use of solar panels is encouraged in that it would provide renewable energy creating a more sustainable building. Furthermore given that it would be set away from the boundary with the highway it would not be clearly visible in the street scene. As such, by reason of the limited scale, position and materials the proposal would not be harmful to the street scene, and would not detract from the high quality of the existing development nor be harmful to the locality complying the aforementioned policies.

Use of the annex as ancillary living accommodation

A statement has been provided to clarify the proposed use of the ancillary living accommodation: " The project is to demolish the existing garages and replace with a granny annex with shared facilities with the main house. The intended use for this is to accommodate and care for a family member"

Objections have been received from neighbours in respect of using the outbuilding as a holiday let and the possible impact this would have on the local amenity including parking and noise, with further comment given on the distance from the main dwelling. Given the clarification received in terms of the use of the building as an annex to use it as a separate self contained unit for holiday lettings would result in a material change of use and that use would require planning permission in its own right. The proposed annex would be part and parcel of the main dwelling house and the site would remain as one planning unit. Whilst the proposed building would be positioned to the rear of the garden it would be within the established curtilage of the property. .

As such, it is considered that the proposals would function as an annexe and not as an independent self-contained dwelling or holiday let. However, to ensure the annex is retained as part of The Laurels planning unit, a condition is recommended for the annex to remain as part of the main residential use and not as a separate unit of accommodation.

Landscape impact and trees

Policy ENV4 seeks to retain and or enhance landscape features to successfully integrate new development into the local landscape.

The Council's Tree Officer was consulted and they advised that the trees close to the access of the site have been poorly pruned and topped in the past they are not a constraint to development and would not warrant a Preservation Order.

Objections have been received from neighbours in respect of the loss of some of the trees and planting on the site to allow for the development. The proposed development would result in the loss of some hedging and fir trees along both the east and southeast boundary to allow for the annex and additional parking. Whilst this would open up the site in this area the wider side would still be mostly enclosed with hedging and contain a significant amount of vegetation when viewed from Beaulieu Road and the entrance to Woodgreen Close. Therefore the proposed development would be limited in scale compared to the whole site the proposed loss of landscaping would not be to such a degree as to be harmful to the local landscape and as such would comply with this relevant policy.

Parking

Policy ENV3 requires the integration of sufficient car parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street.

The removal of the existing garages would result in the loss of some of the parking on the application site. Furthermore, the proposed annex would provide further bedrooms. However, there would be a large parking area within the rear garden which could accommodate 4 cars which would accord with Parking Standards. There would be sufficient parking available and as such the proposal would comply with the above policy.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on residential amenity.

The adjoining neighbour, Holly Villa, is positioned to the northwest of the proposed annex and given the degree of separation between this neighbouring property and the annex along with the relatively low height proposed the impact on their outlook would be acceptable with no significant loss of light. The proposed annex would contain windows and a door facing towards the pair of dwellings, however with the high boundary treatments and distance to Holly Villa there would not be a loss of privacy.

The neighbours at numbers 8 and 9 Woodlands Court to the south of the site, have a rear elevation which faces the rear of The Laurels. The proposed annex does replace two garage buildings and whilst it would be larger in footprint it would have a modest height with an eaves height of 2.5 metres pitching away from the boundary to a maximum height of 3.45 metres. The roof of the annex will be visible from these neighbouring properties but overall the impact on their outlook would not be to such a degree as to be considered unacceptable. The loss of vegetation on the shared boundary would open up views to the main dwelling however this would be a normal back-to-back relationship commonplace in the built up area, with sufficient degree of separation, and therefore would not result in an unacceptable loss of privacy.

The neighbour at number 9 Woodlands Court has also raised concern regarding the stability of the fence on the shared boundary and the position of the solar panels. Any repair required to the fence would be a civil issue and would not be a material planning consideration. In respect of the solar panels these would need to be on the southern roof slope in order to fully function and given that they would be positioned on a low roof slope the impact on this neighbour, given the scale of the building and the above referenced separation, in terms of their appearance would not be to such a degree as to be considered unacceptable.

In terms of the overall impact on the neighbouring properties by the nature of the development this would not adversely impact upon residential amenity and therefore accord with Policy ENV3.

Ecology

Policy DM2 of the Local Plan Part 2 is aimed at protecting protected species.

Consideration has been given to the locality and the presence of bats. With the relatively limited scale of the proposed development, and given the modern flat roof construction of the existing garages no action is deemed necessary in respect of surveys of these existing buildings. Due to the limited intervention of the proposed works to the site there would be no threat to protected species and therefore would not be contrary to the policy.

Developer Contributions

As part of the development, subject to any relief being granted the following amount of Community Infrastructure Levy has been calculated.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Self Build (CIL Exemption in place)	66	32	34	34	£80/sqm	£3,985.85 *

Subtotal:	£3,985.85
Relief:	£3,985.85
Total Payable:	£0.00

11 OTHER MATTERS

None

12 CONCLUSION / PLANNING BALANCE

The proposed development would comply with Policy ENV3 of the Local Plan Part 1 as the proposed annex would not detract from the local character and would not adversely impact upon the amenities of neighbouring properties. Other issues in respect of trees, parking and ecology have all been considered and the proposed development would not create adverse issues in respect of these matters and comply with policies ENV3, ENV4 of the Local Plan Part 1 and DM2 of the Local Plan Part 2. To conclude, the proposed development would result in an acceptable form of development that would be in accordance with national and local planning policy, and therefore the application is recommended for approval.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

GODD002 All plans submitted 5th August 2024

Reason: To ensure satisfactory provision of the development.

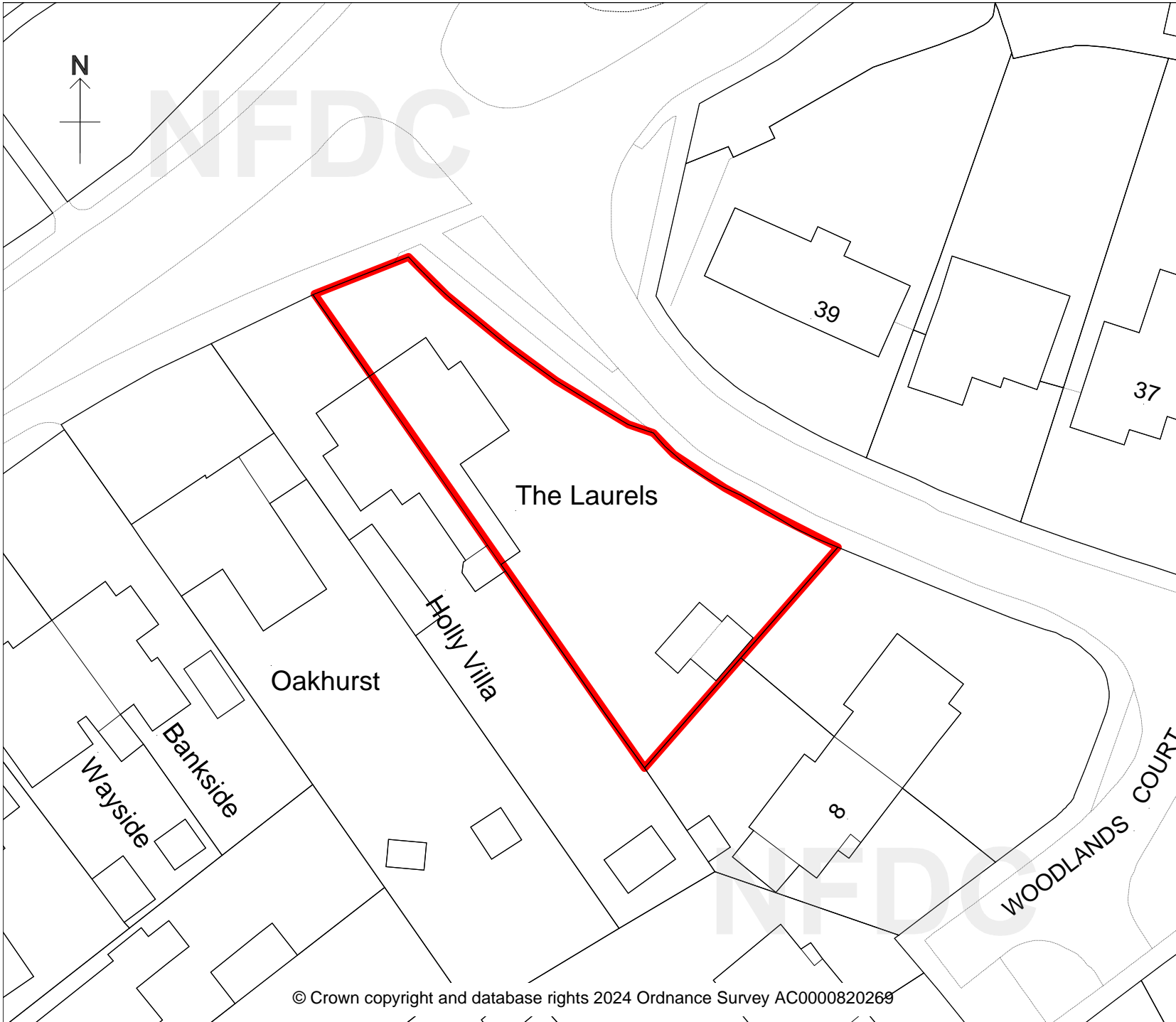
3. The development hereby approved shall only be used in conjunction with the existing accommodation as an extended family unit ancillary to the use of the site as a single dwelling house.

Reason: To provide the Planning Authority with the opportunity to properly assess the planning implications of subdivision of the property and whether it would be harmful to the amenities of the area, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest

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PLANNING COMMITTEE

October 2024

The LAurels
Beaulieu Road
Dibden Purlieu
24/10709

Scale 1:500

N.B. If printing this plan from
the internet, it will not be to
scale.